058.0	0010	0002.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	844,600 / 844,600
					USE VALUE:	844,600 / 844,600
					ASSESSED:	844,600 / 844,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
44	-44A	PEIRCE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LOVETT MAUREEN TRUSTEE
Owner 2:	MAUREEN LOVETT TRUST
Owner 3:	
Street 1:	44A PEIRCE ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	LOVETT MICHAEL & MAUREEN -
Owner 2:	-
Street 1:	44A PEIRCE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .079 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1916, having primarily Wood Shingle Exterior and 2644 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	3440.000	478,400		366,200	844,600
Total Card	0.079	478,400		366,200	844,600
Total Parcel	0.079	478,400		366,200	844,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.50 | /Parcel: 319.50

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 38943
GIS Ref
GIS Ref
Insp Date 09/24/18

PREVIOUS ASSESSMENT

Parcel ID: 058.0-0010-0002.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	478,400	0	3,440.	366,200	844,600		Year end	12/23/2021
2021	104	FV	456,400	0	3,440.	366,200	822,600		Year End Roll	12/10/2020
2020	104	FV	456,300	0	3,440.	366,200	822,500	822,500	Year End Roll	12/18/2019
2019	104	FV	354,300	0	3,440.	366,200	720,500	720,500	Year End Roll	1/3/2019
2018	104	FV	353,600	0	3,440.	245,900	599,500	599,500	Year End Roll	12/20/2017
2017	104	FV	331,300	0	3,440.	235,400	566,700	566,700	Year End Roll	1/3/2017
2016	104	FV	331,300	0	3,440.	214,500	545,800	545,800	Year End	1/4/2016
2015	104	FV	294,700	0	3,440.	172,700	467,400	467,400	Year End Roll	12/11/2014

!5012!

PRINT

Date	Time
12/30/21	01:31:07

LAST REV

Date	Time
10/05/18	11:23:38
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 5012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
LOVETT MICHAEL	48700-318		12/20/2006	Family		No	No		
	10397-102		11/5/1963			No	No		N

USER DEFINED

Prior Id # 1:	38943
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
10/26/2009	1050	Re-Roof	10,995					

ACTIVITY INFORMATION

Date	Result	By	Name
9/24/2018	MEAS&NOTICE	BS	Barbara S
5/22/2009	Info At Door	189	PATRIOT
4/19/2000	Inspected	243	PATRIOT
1/11/2000	Mailer Sent		
1/11/2000	Measured	263	PATRIOT
8/8/1997		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		3440		Sq. Ft.	Site		0	70.	1.52	11									366,240						366,200	

Total AC/HA:	0.07897	Total SF/SM:	3440	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	366,240	Spl Credit		Total:	366,200

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1916	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.09099114
Const Adj.:	1.00989902
Adj $ / SQ:	198.322
Other Features:	102427
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	693355
Depreciation:	214940
Depreciated Total:	478415

COMMENTS

NEEDS ALOT OF WORK.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	11	BRs:	4	Baths:	2	HB	

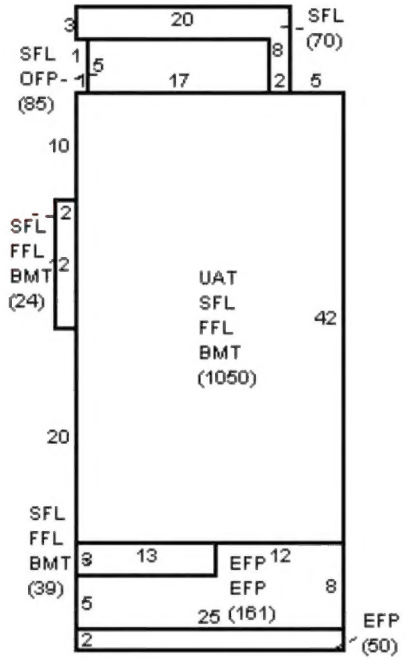
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
1	6	2	
Totals			
2	11	4	

SKETCH



9

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	198.32
Special Features:	0	Val/Su Net:	113.53
Final Total:	478400	Val/Su SzAd	200.92

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,268	198.320	251,473
BMT	Basement	1,113	59.500	66,220
FFL	First Floor	1,113	198.320	220,733
EFP	Enclos Porch	372	34.890	12,977
UAT	Upper Attic	263	138.830	36,442
OFP	Open Porch	85	36.270	3,083

Net Sketched Area:	4,214	Total:	590,928
Size Ad	2381	Gross Area	5001	FinArea	2644
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

058.0-0010-0002.0

IMAGE

AssessPro Patriot Properties, Inc